

175.0

0011

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

636,500 / 636,500

USE VALUE:

636,500 / 636,500

ASSESSED:

636,500 / 636,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
54		NICOD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FLANAGAN JOHN A JR	
Owner 2:	
Owner 3:	

Street 1: 54 NICOD ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: FLANAGAN JOHN A-ETAL -
Owner 2: FLANAGAN CATHERINE E -
Street 1: 54 NICOD ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1258 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
6/26/2018 Meas/Inspect BS Barbara S
12/31/2008 Entry Denied 163 PATRIOT
12/14/1999 Meas/Inspect 256 PATRIOT
1/1/1982 CM

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Price Units Type
101 One Family 6300 Sq. Ft. Site 0 70. 0.97 6

426,301				426,300
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Total AC/HA: 0.14463	Total SF/SM: 6300	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 426,301	Spl Credit	Total: 426,300
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